



10 Gateholm Avenue

Milford Haven | Pembrokeshire | SA73 2RL

OIRO: £259,950 | Freehold | EPC: C



Nestled in the charming village of Steynton, on the periphery of Milford Haven, 10 Gateholm Avenue presents a delightful opportunity in the form of an immaculate two bedroom detached bungalow. This residence, complete with a garage and driveway, is ideally situated near all local amenities, offering convenience and accessibility.

As you enter the property, a spacious entrance hallway welcomes you, offering ample integrated storage solutions for shoes, coats and other essentials. The generously proportioned and inviting living room, adorned with a large bay window to the fore, infuses the space with natural light. The room seamlessly flows into a fabulous sunroom through sliding glass doors. Designed for entertainment and relaxation, the sunroom accommodates both a comfortable seating area and a large dining table. French doors open out onto the patio, with the property's south-facing rear aspect ensuring a light-filled ambiance throughout the day.

The heart of the home, the kitchen, is both practical and well-equipped, catering to all culinary needs with plumbing for essential amenities. The property features two sizeable double bedrooms, with the master bedroom boasting built-in, room-length wardrobes, a testament to thoughtful design and space utilisation. The recently modernised bathroom stands as a testament to contemporary elegance, enhancing the overall appeal of this immaculate bungalow.

Externally, the property boasts a low-maintenance patio area, complete with a charming corner summer house, perfect for leisurely afternoons. The garage offers versatile space for additional storage or secure vehicle parking. The front of the property greets visitors with a gravelled garden, adorned with hanging baskets and flowers, presenting a picturesque façade.



### Entrance Hallway

Double glazed wooden front door, oak effect laminate flooring, integral storage for shoes and coats, door leading to living room.

### Living Room

**6.13m x 3.90m (20'1" x 12'10")**

Oak effect laminate flooring, uPVC bay window to fore, uPVC window to side aspect, tv point, two radiators, sliding uPVC door leading to sunroom.

### Sunroom

**6.71m x 3.30m (22" x 10'10")**

Oak effect laminate flooring, twelve uPVC windows, radiator, tv point, two sets of uPVC French doors leading to patio area, door leading to kitchen.

### Kitchen

**3.08m x 2.49m (10'1" x 8'2")**

Oak effect laminate flooring, range of matching eye and base level units, tiled splash backs, sink, oven with four ring electric hob, extractor hood, plumbing for washing machine, space for fridge / freezer, double glazed wooden frame window, extractor fan.

### Master Bedroom

**3.58m x 3.40m (11'9" x 11'2")**

Oak effect laminate flooring, built-in mirrored wardrobes with dressing table, uPVC window, radiator.

### Bedroom Two

**3.40m x 2.87m (11'2" x 9'5")**

Oak effect laminate flooring, uPVC window, radiator.

### Bathroom

**2.65m x 1.75m (8'8" x 5'9")**

Tiled flooring, tiled walls, wc, sink, bath with shower over and glass screen, heated towel rail, wall mounted cabinets, uPVC window.

### Garage

**6.45m x 3.01m (21'2" x 9'11")**

### Externally

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### Directions

Drive southwest on St Peters Road/A4076 towards Milford Haven. Proceed through the traffic lights, passing the Horse and Jockey pub on your left-hand side. Continue along Steynton Road, passing Milford Comprehensive School on your right-hand side. Take the next right into Skomer Drive and then take the second right into Gateholm Avenue. The property can be found immediately on your right-hand side, as indicated by our "For Sale" board.

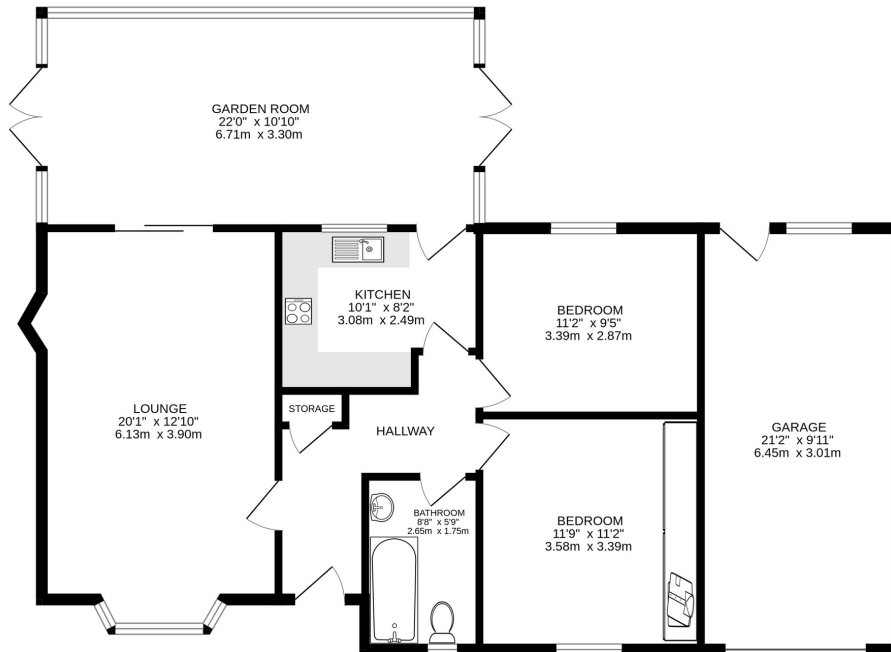
### Services

Mains water and drainage, gas central heating.

### Council Tax

Band - D





TOTAL FLOOR AREA : 1118 sq.ft. (103.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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